



To: Indiana Housing Finance Authority Board of Directors
 From: Sheryl Sharpe, Wendy Landes, Brian Philps, Erika Scott, and Jacob Sipe
 Date: September 26, 2002
 Re: Housing from Shelters to Homeownership Awards

These recommendations are for IHFA's first of 3 rounds of funding for the 2002-2003 Housing from Shelters to Homeownership Program. Applications requesting HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funding were due to IHFA on August 1, 2002. The next deadline for submitting applications for funding is December 2, 2002.

This program funds the following general activities:

- Emergency shelters, transitional housing, and youth shelters
- Migrant/seasonal farm worker housing
- Rental units
- Homeownership units
- Homeownership counseling/down payment assistance

	Applications Received			Awards Recommended		
	# of Applications	Amount Requested	# Units	# of Awards	Amount Recommended	# Units
HOME	15	\$5,828,356	205	11	\$3,874,573	152
CDBG	13	\$4,437,077	471	10	\$3,005,727	276
Total	28	\$10,265,433	676	21	\$6,880,300	428

HOME

Transitional housing rehabilitation or new construction	\$1,514,000
Rental acquisition, rehabilitation, or new construction	\$1,477,880
Homebuyer rehabilitation or new construction	\$ 570,693
Homeownership counseling/down payment assistance	<u>\$ 312,000</u>
	\$3,874,573

CDBG

Owner-occupied rehabilitation	\$2,000,000
Migrant/seasonal farm worker housing new construction	\$ 400,000
Emergency shelter acquisition	\$ 109,102
Rental rehabilitation	<u>\$ 496,625</u>
	\$3,005,727

Community Development Block Grant (CDBG) Awards

Bartholomew County

HD-002-006**Amount Requested:** \$109,102.00**Amount Recommended:** **\$109,102.00****Total Project Costs:** \$121,225.00**Primary Project County:** Bartholomew**Project Name:** Horizon House**Housing Activity:** Emergency Shelter - Acquisition Only**Anticipated # of Assisted Units:** 20

Bartholomew County will use CDBG funds for Emergency Shelter - Acquisition Only. The County anticipates assisting 20 units in Columbus. Human Services, Inc. will serve as subrecipient for the award. The City of Columbus received a CDBG Housing Needs Assessment award in December 2001 to assist in determining the need for this activity.

City of Martinsville

HD-002-007**Amount Requested:** \$300,000.00**Amount Recommended:** **\$300,000.00****Total Project Costs:** \$330,000.00**Primary Project County:** Morgan**Project Name:** n/a**Housing Activity:** Owner-Occupied Rehabilitation**Anticipated # of Assisted Units:** 16

The City of Martinsville will use CDBG funds for Owner-Occupied Rehabilitation. The City anticipates assisting 16 units in Martinsville. Morgan County received a CDBG Housing Needs Assessment award in December 2000 to assist in determining the need for this activity.

City of North Vernon

HD-002-008**Amount Requested:** \$496,625.00**Amount Recommended:** **\$496,625.00****Total Project Costs:** \$586,947.00**Primary Project County:** Jennings**Project Name:** North Vernon Senior Citizen Housing**Housing Activity:** Rental Rehabilitation**Anticipated # of Assisted Units:** 68

The City of North Vernon will use CDBG funds for Rental Rehabilitation. The City anticipates assisting 68 units in North Vernon.

City of Salem

HD-002-009

Amount Requested: \$200,000.00

Amount Recommended: **\$200,000.00**

Total Project Costs: \$230,000.00

Primary Project County: Washington

Project Name: n/a

Housing Activity: Owner-Occupied Rehabilitation

Anticipated # of Assisted Units: 12

The City of Salem will use CDBG funds for Owner-Occupied Rehabilitation. The City anticipates assisting 12 units in Salem.

Jay County

HD-002-010

Amount Requested: \$300,000.00

Amount Recommended: **\$300,000.00**

Total Project Costs: \$330,000.00

Primary Project County: Jay

Project Name: n/a

Housing Activity: Owner-Occupied Rehabilitation

Anticipated # of Assisted Units: 27

Jay County will use CDBG funds for Owner-Occupied Rehabilitation. The County anticipates assisting 27 units in Jay, Blackford, Huntington, Randolph, and Wells Counties. The Community and Family Services, Inc. will serve as subrecipient for the award.

Knox County Board of Commissioners

HD-002-011

Amount Requested: \$400,000.00

Amount Recommended: **\$400,000.00**

Total Project Costs: \$502,500.00

Primary Project County: Knox

Project Name: Melon Acres, Inc. - Migrant/Seasonal Farmworker

Housing Activity: Farmworker Housing - New Construction

Anticipated # of Assisted Units: 80

The Knox County Board of Commissioners will use CDBG funds for Farmworker Housing - New Construction. The County anticipates assisting 80 units in Oaktown. The

Knox County Rural Housing Finance Corporation will serve as subrecipient for the award.

Monroe County**HD-002-012**

Amount Requested: \$300,000.00

Amount Recommended: **\$300,000.00**

Total Project Costs: \$348,000.00

Primary Project County: Monroe

Project Name: Monroe County Owner Occupied Rehab

Housing Activity: Owner-Occupied Rehabilitation

Anticipated # of Assisted Units: 13

Monroe County will use CDBG funds for Owner-Occupied Rehabilitation. The County anticipates assisting 13 units in Monroe County. The South Central Community Action Program, Inc. will serve as subrecipient for the award.

Town of Cambridge City**HD-002-013**

Amount Requested: \$300,000.00

Amount Recommended: **\$300,000.00**

Total Project Costs: \$330,631.00

Primary Project County: Wayne

Project Name: Cambridge City Owner-Occupied Rehabilitation

Housing Activity: Owner-Occupied Rehabilitation

Anticipated # of Assisted Units: 12

The Town of Cambridge City will use CDBG funds for Owner-Occupied Rehabilitation. The Town anticipates assisting 12 units in Cambridge City.

Town of Edinburgh**HD-002-014**

Amount Requested: \$300,000.00

Amount Recommended: **\$300,000.00**

Total Project Costs: \$330,000.00

Primary Project County: Johnson

Project Name: Edinburgh Housing Rehabilitation

Housing Activity: Owner-Occupied Rehabilitation

Anticipated # of Assisted Units: 16

The Town of Edinburgh will use CDBG funds for Owner-Occupied Rehabilitation. The Town anticipates assisting 16 units in Edinburgh. The Town received a CDBG Housing

Needs Assessment award in December 2001 to assist in determining the need for this activity.

Town of Straughn	HD-002-015
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Amount Requested: \$300,000.00

Amount Recommended: **\$300,000.00**

Total Project Costs: \$330,300.00

Primary Project County: Henry

Project Name: Straughn Owner-Occupied Housing Rehabilitation

Housing Activity: Owner-Occupied Rehabilitation

Anticipated # of Assisted Units: 12

The Town of Straughn will use CDBG funds for Owner-Occupied Rehabilitation. The Town anticipates assisting 12 units in Straughn.

HOME Investment Partnerships Program (HOME) Awards

Desert Rose Foundation, Inc.	HM-002-012
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Amount Requested: \$364,000.00

Amount Recommended: **\$364,000.00**

Total Project Costs: \$616,000.00

Primary Project County: Morgan

Project Name: n/a

Housing Activity: Transitional Housing - Rehabilitation

Anticipated # of Assisted Units: 10

The Desert Rose Foundation, Inc. will use HOME funds for Transitional Housing - Rehabilitation. The organization anticipates assisting 10 units in Martinsville. Morgan County received a CDBG Housing Needs Assessment award in December 2000 to assist in determining the need for this activity.

Dugger Improvement, Inc.	HM-002-013
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Amount Requested: \$400,000.00

Amount Recommended: **\$400,000.00**

Total Project Costs: \$851,000.00

Primary Project County: Sullivan

Project Name: Central Apartment Expansion

Housing Activity: Rental - New Construction

Anticipated # of Assisted Units: 10

The Dugger Improvement, Inc. will use HOME funds for Rental - New Construction. The organization anticipates assisting 10 units in Dugger. Sullivan County received a CDBG Housing Needs Assessment award in April 2002 to assist in determining the need for this activity.

Family Services of Delaware County, Inc.

HM-002-014

Amount Requested: \$450,000.00

Amount Recommended: **\$450,000.00**

Total Project Costs: \$1,316,000.00

Primary Project County: Delaware

Project Name: Passage Way

Housing Activity: Transitional Housing - New Construction

Anticipated # of Assisted Units: 10

The Family Services of Delaware County, Inc. will use HOME funds for Transitional Housing - New Construction. The organization anticipates assisting 10 units in Muncie.

Habitat for Humanity Hamilton County, Inc.

HM-002-015

Amount Requested: \$421,060.00

Amount Recommended: **\$418,000.00**

Total Project Costs: \$1,043,218.00

Primary Project County: Hamilton

Project Name: Weaver Farms Subdivision, Lots 1 through 8

Housing Activity: Homebuyer - New Construction

Anticipated # of Assisted Units: 8

The Habitat for Humanity Hamilton County, Inc. will use HOME funds for Homebuyer - New Construction. The organization anticipates assisting 8 units in Fishers. Hamilton County received a CDBG Housing Needs Assessment award in September 2000 to assist in determining the need for this activity.

Habitat for Humanity of Indiana, Inc.

HM-002-016

Amount Requested: \$112,000.00

Amount Recommended: **\$112,000.00**

Total Project Costs: \$112,000.00

Primary Project County: Brown

Project Name: n/a

Housing Activity: Homeownerwship Counseling/Down Payment Assistance
Anticipated # of Assisted Units: 16

Habitat for Humanity of Indiana, Inc. will use HOME funds for Homeownerwship Counseling/Down Payment Assistance. The organization anticipates assisting 16 units in Brown County, Chrisney, Frankfort, Marion, Martinsville, Michigan City, New Castle, North Judson, and Tell City.

Oaklawn Psychiatric Center, Inc.

HM-002-017

Amount Requested: \$220,000.00

Amount Recommended: **\$196,380.00**

Total Project Costs: \$210,912.00

Primary Project County: Elkhart

Project Name: Oaklawn Prairie Street Campus

Housing Activity: Rental - Acquisition Only

Anticipated # of Assisted Units: 15

The Oaklawn Psychiatric Center, Inc. will use HOME funds for Rental - Acquisition Only. The organization anticipates assisting 15 units in Elkhart.

Pathfinder Services, Inc.

HM-002-018

Amount Requested: \$200,000.00

Amount Recommended: **\$200,000.00**

Total Project Costs: \$334,500.00

Primary Project County: Huntington

Project Name: n/a

Housing Activity: Homeownerwship Counseling/Down Payment Assistance

Anticipated # of Assisted Units: 38

Pathfinder Services, Inc. will use HOME funds for Homeownerwship Counseling/Down Payment Assistance. The organization anticipates assisting 38 units in Adams, Allen, Huntington, Kosciusko, Marshall, Noble, Starke, Wabash, and Whitley Counties.

Town of Elnora

HM-002-019

Amount Requested: \$545,000.00

Amount Recommended: **\$545,000.00**

Total Project Costs: \$1,411,700.00

Primary Project County: Daviess

Project Name: Elnora Senior Housing
Housing Activity: Rental Rehabilitation
Anticipated # of Assisted Units: 13

The Town of Elnora will use HOME funds for Rental Rehabilitation. The Town anticipates assisting 13 units in Elnora. The Town received a CDBG Feasibility Study award for this activity in April 2001.

YWCA of St. Joseph County, Inc.

HM-002-020

Amount Requested: \$700,000.00
Amount Recommended: **\$700,000.00**

Total Project Costs: \$5,231,750.00

Primary Project County: St. Joseph
Project Name: YWCA Residence - Transitional Housing
Housing Activity: Transitional Housing - New Construction
Anticipated # of Assisted Units: 20

The YWCA of St. Joseph County, Inc. will use HOME funds for Transitional Housing - New Construction. The organization anticipates assisting 20 units in South Bend.

HOME-Community Housing Development Organization (CHDO) Awards

Community Action Program, Inc. of Western Indiana

CH-002-011

Amount Requested: \$336,500.00
Amount Recommended: **\$336,500.00**

Total Project Costs: \$649,930.00

Primary Project County: Vermillion
Project Name: n/a
Housing Activity: Rental - New Construction
Anticipated # of Assisted Units: 8

The Community Action Program, Inc. of Western Indiana will use HOME-CHDO funds and a Low Income Housing Trust Fund loan for Rental - New Construction. The organization anticipates assisting 8 units in Cayuga.

Pathfinder Services, Inc.

CH-002-012

Amount Requested: \$169,134.00
Amount Recommended: **\$152,693.00**

Total Project Costs: \$462,000.00

Primary Project County: Wabash
Project Name: n/a
Housing Activity: Homebuyer - New Construction
Anticipated # of Assisted Units: 4

Pathfinder Services, Inc. will use HOME-CHDO funds for Homebuyer - New Construction. The organization anticipates assisting 4 units in Wabash.